



Pre-Development Application

Date Submitted: 07/02/2025

Project Name: Private Hospital, Camperdown
Case ID: PDA-79639957

Proponent Details

Project Owner Info

Title	Mr
First Name	Lachlan
Last name	Adams
Role/Position	Project Director
Phone	0401711353
Email	ladams@ispt.com.au
Address	Level 11, 8 Exhibition Street Melbourne , Victoria, 3000 , AUS

Company Info

Are you applying as a company/business?
Yes

Company Name	ISPT OPERATIONS PTY LTD
ABN	12633106733

Primary Contact Info

Are you the primary contact?
Yes

Title	First Name	Last Name
Miss	Sophy	Purton
Phone	Email	Role/Position
0404246634	spurton@urbis.com.au	Associate Director

Address

Level 8, 123
PITT STREET
SYDNEY,
New South Wales
2000
AUS

Development Details

Engagement with the Department

Have you engaged with the department in relation to this project?
Yes

Project Info

Project Name	Private Hospital, Camperdown
Industry	Education, Health & Safety
Development Type	Hospitals, medical centres and health research facilities
Estimated Development Cost (excl GST)	AUD226,388,711.00
Indicative Operation Jobs	960
Indicative Construction Jobs	271
Number of Occupants	250
Number of Dwellings	0
Gross Floor Area (GFA) sqm	34,000

Description of the Development/Infrastructure

?Health Services Facility, being a private hospital for approximately 150 beds with ancillary uses, such as:
? Radiology
? Pathology
? Clinical suites
? Research / technology
? Education

- ? Retail food and beverage
- ? Pharmacy

Concept Development

Are you intending to submit a concept or staged application?

Yes

Would this be for the initial concept application?

Yes

Would this application also include the first stage of the project?

No

Site Details

Site Information

Site Name	10 Missenden Road
Site Address (Street number and name)	10 Missenden Road, Camperdown
Site Co-ordinates - Latitude	-33.887538
Site Co-ordinates - Longitude	151.182

Local Government Area

Local Government	District Name	Region Name	Primary Region
City of Sydney	Eastern City District	Sydney	<input checked="" type="radio"/>

Lot and DP

Lot and DP

Lot 2 in DP 11248955

Site Area

What is the total site area for your development?

Site Area sqm

5,915

Statutory Context



Note: Please confirm the below selection by referring to the applicable section of either the [Planning Systems SEPP 2021](#) or the [Transport and Infrastructure SEPP 2021](#)

Which State Environmental Planning Policy (SEPP) does your application relate to?

Schedule 1: SSD - General (Planning Systems SEPP 2021)

Section under selected Schedule

Section 14 - Hospitals, medical centres and health research facil

Permissibly of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

The site is zoned SP2 Infrastructure (educational Establishment) in accordance with the SLEP 2012.

Development for the purpose of health services facilities may be carried out with consent on land zoned SP2 Infrastructure under the State Environmental Planning Policy (Transport and Infrastructure) 2021.

Therefore, the proposed development is permissible within the existing zoning.

Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?

No

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

SP2 Infrastructure

Statutory Context 2

Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.

Approvals under the following Acts are applicable to the proposed development.

? NSW Heritage Act 1977

? NSW Roads Act 1993

? Biodiversity Conservation Act 2016

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).

The site and project was subject to SEARS (SSD-49645977) which has since lapsed. No other applications apply to the project

Would the project vary any development standard?

No

Designated development

Would the project be designated development (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979) under [Schedule 3 of the Environmental Planning and Assessment Regulation 2021](#) or any other environmental planning instrument?

No

If the project is in a location or includes a use that corresponds with a designated development provision, provide an explanation of why the project is not designated development.

N/A

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the [State Environmental Planning Policy \(Sustainable Buildings\) 2022 Chapter3](#), relating to non-residential buildings?

No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

Yes

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

No

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under [Section 201, 205](#) or [219](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?*

Yes

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?*

No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

No

A licence under the [Pipelines Act 1967](#)?*

No

Attachments

File Name	SEARs Request
File Name	Indicative Building Envelope
